

LUKE BRUGNARA

Sch 14a

| DETAILS FROM SALES ESCROW FOR LOT 1 AT 3025 LAS VEGAS BLVD., LAS VEGAS, NV | | | | | |
|--|-----------------|-----------------|--------------------|-----------------|-----------------------------------|
| Description | Sales Price | Selling Expense | Deductible Expense | Loan Payoffs | Payment to Brugnara Prop. Exhibit |
| Sales Price | \$31,300,000.00 | | | | W6-7 pg 1 |
| Credit from Purchaser for Assignment of Leases | | | (\$70.00) | | W6-7 pg 1 |
| For Easement | | | (\$20.00) | | W6-7 pg 1 |
| For bill of Sale | | | (\$100.00) | | W6-7 pg 1 |
| Colliers International Commission of 2% Less \$100,000 | | \$526,000.00 | | | W6-7 pg 1 |
| Reimburse Tony Crossley for Filing Fees | | \$605.00 | | | W6-7 pg 1 |
| Balance of Loan to Vestin's Assignees With Interest Paid to 12-29-01 | | | | \$22,551,683.13 | W6-7 pg 1; pg 17 |
| Interest from 12-29-01 to 4-6-02 | | | \$859,469.70 | | W6-7 pg 1; pg 17 |
| Interest from 4-6-02 to Receipt | | | \$228,022.57 | | W6-7 pg 1; pg 17 |
| Statement Fee | | \$60.00 | | | W6-7 pg 1; pg 17 |
| Reconveyance Fee | | \$125.00 | | | W6-7 pg 1; pg 17 |
| Attorneys Fees | | \$2,275.74 | | | W6-7 pg 1; pg 17 |
| Credit for 5 Payments of \$147,766.67 | | | | (\$738,833.35) | W6-7 pg 1; pg 17 |
| Balance of Loan to David Pick per Demand | | | \$2,382,811.27 | | W6-7 pg 1; pg 23 |
| Interest from Various Dates Shown on Pick's Demand on Various Amounts | | | \$138,695.53 | | W6-7 pg 1; pg 23 |
| Interest from 4-26-02 thru Closing per Pick's Demand | | | \$3,917.04 | | W6-7 pg 1; pg 23 |
| David Pick Reconveyance Fees | | \$85.00 | | | W6-7 pg 2 |
| Balance of Loan to Sunset Mgmt | | | | \$2,700,000.00 | W6-7 pg 2; pg 31 |
| Legal Fees | | \$5,000.00 | | | W6-7 pg 2; pg 31 |
| Interest from 2-12-02 to 5-1-02 | | | \$87,750.00 | | W6-7 pg 2; pg 31 |
| Demand Fee | | \$90.00 | | | W6-7 pg 2; pg 31 |
| Reconveyance Fee | | \$45.00 | | | W6-7 pg 2 |
| Walgreens | | \$1,200,000.00 | | | W6-7 pg 2; pg 19; 35 |
| Credit Toward Payment owed From Walgreens | | | (\$136,903.30) | | W6-7 pg 2 |
| Nick Shameyah Legal Fees | | \$50,000.00 | | | W6-7 pg 2 |
| Colliers International Good Only to 4-19-02 | | | \$750,000.00 | | W6-7 pg 2; pg 37 |
| Release/Recording Releases | | \$100.00 | | | W6-7 pg 2 |
| Hold for Pymnt Campbell & Williams for Satisfaction of Judgement From Nikolas Mastrangelo Good | | | | \$17,870.41 | W6-7 pg 2; pg 39; pg 44 |
| Release Judgement | | \$50.00 | | | W6-7 pg 2 |
| Pay All Installment for 2001-2 Taxes on APN 162-09-801-001 Including Penalties thru April 2002 | | | \$151,569.01 | | W6-7 pg 2 |
| Pay All Installment for 2001-2 Taxes on APN 162-09-703-015 Including Penalties thru April 2002 | | | \$81,638.08 | | W6-7 pg 2 |
| Pay All Installment for 2001-2 Taxes on APN 162-09-801-002 Including Penalties thru April 2002 | | | \$39,124.47 | | W6-7 pg 2 |
| Special Assessment 97A District 7505 for APN 162-09-801-001 thru May 2002 | | | \$122,480.23 | | W6-7 pg 3 |
| Special Assessment 97B District 7506 for APN 162-09-801-001 thru 5-31-02 | | | \$7,817.72 | | W6-7 pg 3 |
| Pro Rata Assessment 97B from Closing to 6-1-02 | | | (\$871.10) | | W6-7 pg 3 |

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| DETAILS FROM SALES ESCROW FOR LOT 1 AT 3025 LAS VEGAS BLVD., LAS VEGAS, NV | | | | | | |
|---|------------------------|-----------------------|-----------------------|------------------------|---------------------------|------------------|
| Description | Sales Price | Selling Expense | Deductible Expense | Loan Payoffs | Payment to Brugnara Prop. | Exhibit |
| Pro Rata Taxes on APN 162-09-801-001 From Closing to 7-1-02 | | | (\$21,679.20) | | | W6-7 pg 3 |
| Credit Buyer Advance Rents Paid For Vegas Advantages For May, June and July of 2002 | | | \$14,250.00 | | | W6-7 pg 3 |
| Credit Buyer Security Deposits | | | \$2,000.00 | | | W6-7 pg 3 |
| County of Clark Transfer Tax | | \$78,250.00 | | | | W6-7 pg 3 |
| Document Preparation/Notary Services | | \$250.00 | | | | W6-7 pg 3 |
| Reconveyance Preparation Fee | | \$75.00 | | | | W6-7 pg 3 |
| 1/2 Escrow Agent's Fee (New York) | | \$500.00 | | | | W6-7 pg 3 |
| Closing Fee per Section 5(b) of Contract | | \$13,256.00 | | | | W6-7 pg 3 |
| Standard Title Policy Premium | | \$21,488.00 | | | | W6-7 pg 3 |
| Courier Services | | \$280.00 | | | | W6-7 pg 4 |
| UCC Filing Services | | \$200.00 | | | | W6-7 pg 4 |
| Recording Services | | \$200.00 | | | | W6-7 pg 4 |
| Credit for Purchaser per Arrangement for Reimbursement of Add'l Costs For Closing after 4-30-02 | | (\$2,500.00) | | | | W6-7 pg 4 |
| Balance Remaining | | | | | \$162,943.05 | W6-7 pg 4; Pg 41 |
| TOTALS | \$31,300,000.00 | \$2,646,434.74 | \$3,959,902.02 | \$24,512,849.78 | \$180,813.46 | |
| | | | Total Payments: | | \$31,300,000.00 | |

LUKE BRUGNARA

Sch 14b

DETAILS FROM PURCHASE ESCROW FOR 3025 SOUTH LAS VEGAS BLVD, LAS VEGAS NV (LOTS 1, 2, & 3)

| Description | Purchase Price | Purchase Expenses | Reportable Income | Deductible Expenses | Loan Related Expenses | Other | Exhibit |
|--|------------------------|--------------------|---------------------|--------------------------|-----------------------------|---------------------|---------------|
| Purchase Price | \$31,500,000.00 | | | | | | W6-6 pg 1 |
| Interest Earned on Deposit | | | \$17,567.61 | | | | W6-6 pg 1 |
| Credit from Broker | | | | | | (\$39,503.65) | W6-6 pg 1 |
| Legal Fees | | | | | \$10,000.00 | | W6-6 pg 1, 13 |
| Assumption Fee | | | | | \$159,386.50 | | W6-6 pg 1, 13 |
| Costs Incurred CCMP | | | | | \$850.00 | | W6-6 pg 1, 13 |
| Legal Fees | | | | | \$15,000.00 | | W6-6 pg 1, 13 |
| Reserve for November and Two Extra Monthly Payments @144,536.26 each | | | | | | \$433,608.78 | W6-6 pg 1 |
| Tax Reserve 2 Mos | | | | \$25,396.44 | | | W6-6 pg 1 |
| Assessment Reserve #97A 3 Mos | | | | \$4,311.18 | | | W6-6 pg 1 |
| Assessment Reserve #97B 2 Mos | | | | \$2,155.98 | | | W6-6 pg 1 |
| Fire Insurance Reserve | | | | \$1,719.50 | | | W6-6 pg 1 |
| Taxes Due with Nov 1 Payment | | | | \$15,213.27 | | | W6-6 pg 1 |
| Insurance Impound for Nov 1 | | | | \$1,719.50 | | | W6-6 pg 1 |
| Insurance Carrier Only For Fire Insurance (Not Broker) | | | | \$20,634.00 | | | W6-6 pg 1 |
| Pro Rata Interest From 10-1-99 to Closing | | | \$80,811.18 | | | | W6-6 pg 1 |
| Credit Toward Existing Unpaid Balance of Assessment of \$136,862.56 to County with interest Paid to 8-1-99 | | | | (\$75,000.00) | | | W6-6 pg 1 |
| Pro Rata Interest From 8-1-99 to Closing | | | \$1,910.40 | | | | W6-6 pg 1 |
| Pro Rata Assessment Principal of \$3,298.99 Due December 1st 1999 from 9-1-99 to Closing | | | | (\$1,741.46) | | | W6-6 pg 1 |
| Pro Rata Taxes on APN 162-09-801-001 From Closing to 1-1-00 | | | | \$19,054.46 | | | W6-6 pg 1 |
| Pro Rata Taxes on APN 162-09-703-015 from Closing to 1-1-00 | | | | \$7,976.71 | | | W6-6 pg 1 |
| Pro Rata Taxes on APN 162-09-801-002 from Closing to 1-1-00 | | | | \$3,866.81 | | | W6-6 pg 1 |
| Pro Rata Rental Income of \$225,847.41 per Month from Closing to 11-1-99 | | | \$87,424.80 | | | | W6-6 pg 1 |
| Credit Buyer Security Deposits of | | | | | | \$46,000.00 | W6-6 pg 2 |
| Document Preparation | | \$95.00 | | | | | W6-6 pg 2 |
| Notary Fees | | \$30.00 | | | | | W6-6 pg 2 |
| 1/2 Escrow Services | | \$4,150.00 | | | | | W6-6 pg 2 |
| Premium for Lender's Endorsement From Chicago Title Co | | \$4,590.44 | | | | | W6-6 pg 2 |
| Courier Charges | | \$300.00 | | | | | W6-6 pg 2 |
| Extended Coverage Inspection Fee | | \$150.00 | | | | | W6-6 pg 2 |
| UCC Filing Services | | \$100.00 | | | | | W6-6 pg 2 |
| Recording Services | | \$300.00 | | | | | W6-6 pg 2 |
| Credit Seller for Interest Overnight on Their Proceeds | | | | \$1,212.51 | | | W6-6 pg 2 |
| TOTALS | \$31,500,000.00 | \$9,715.44 | \$187,713.99 | \$26,518.90 | \$185,236.50 | \$440,105.13 | |
| Allocation of Purchase Price to the Three Lots | | | | Allocated Purchase Price | Allocated Purchase Expenses | | |
| Lot 1 | | \$2,991,650 | 59.25% | \$18,663,337.17 | \$5,756.27 | | |
| Lot 2 | | \$671,810 | 13.30% | \$4,191,070.66 | \$1,292.64 | | |
| Lot 3 | | \$1,385,850 | 27.45% | \$8,645,592.17 | \$2,666.53 | | |
| Totals | | \$5,049,310 | 100.00% | \$31,500,000.00 | \$9,715.44 | | |